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0717233145D

Doc#: 0717233145 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/21/2007 10:14 AM Pg: 1 of 5

17-33-11
17-33-11
17-33-11

WARRANTY DEED

42

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AFwd91206

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WARRANTY DEED

This indenture is made as of June 15, 2007 between Ashton Financial, LLC, an Illinois Limited Liability Company ("Grantor"), whose address is 225 E. Irving Park Rd., Roselle, IL 60172 and Roger Zinchuk and Hope Zinchuk ("Grantee"),

WITNESSETH, that Grantor, for and in consideration of the sum of *Ten Dollars (\$10.00)* and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby CONVEY and WARRANT unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook in the State of Illinois commonly known as Unit No. 1038, at 2388 S. Goebbert, Arlington Heights, IL 60005.

The legal description to which is attached hereto as Exhibit A consisting of one (1) page;

Permanent Index Number: 08-15-300-009-0000 (which affects the land described herein and other real property as there has not been a tax division for the individual condominium units as of the delivery date of this instrument);

Grantor also hereby grants to Grantee, its successors and assigns, all rights and easements appurtenant to the Unit, the rights and easements for the benefit of the Unit set forth in that certain Declaration of Condominium Ownership and of Covenants, Conditions, Restrictions, and Easements for the Ashton Condominium ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein;

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length and *verbatim* herein;

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, unit improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the Unit;

TO HAVE AND TO HOLD TO the Unit as above described, with the appurtenances, unto Grantee, forever in ~~joint tenancy~~ and Grantor, for itself, and its successors, does covenant,

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*Joint Tenancy with rights of survivorship and not in Tenancy in Common,

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STATE OF ILLINOIS



JUN. 19.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000004090

REAL ESTATE
TRANSFER TAX

00155.50

FP 103032

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 19.07

REVENUE STAMP

0000040590

REAL ESTATE
TRANSFER TAX

00077.75

FP 103034

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Exhibit A

Parcel 1: Unit 1038, in Ashton Condominium, as delineated on the survey of the following described Real Estate:

LOT 1 IN LINCOLN PROPERTY COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 18, 1985 AS LR DOCUMENT NO. 3462968 IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0620844022, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR STORM WATER DRAINAGE AND DETENTION, AS INDICATED BY THE TERMS AND CONDITIONS CONTAINED IN ONSITE UTILITY AND ROADWAY MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NUMBER 85177957, AND IN NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION FILED AS LR3472868, OVER THE FOLLOWING DESCRIBED LAND: LOT 3 IN LINCOLN PROPERTY COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 18, 1985 AS LR DOCUMENT NO. 3462968 IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office